

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 21, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Aimee Webb-Planner, Brad Burris-Fire Services, Dale Parrett-Public Works, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from February 14, 2005. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Open Bible Evangelical Lutheran Church – Conceptual Review/Special Use Permit

Mr. Helms moved to table this project until the end of the meeting in order to allow the applicant a chance to arrive. Mrs. Keenum seconded the motion and the motion carried.

Buckner RVPUD – Master Plan Approval

David Peterson, developer, Steve Richey, legal representative, Greg Beliveau, Land Planning Group, and Mike Springstead, Springstead Engineering, were all present and requesting master plan approval to develop a 499-lot RV park. This project is involved in a large-scale comprehensive plan amendment. The development criteria were discussed. Staff comments were discussed and included the following: proposed wastewater facility, project boundary, project details, open space percentage, discrepancy in road name, screening requirements, and parking requirements. Only class A motor homes will be allowed. The typical lot size will be 54' x 100'. The paved interior access roads will be privately maintained and will consist of curb and gutter. The individual lots will be sold and the project will be platted. There will be on-site retention ponds. The applicant is working with the City of Center Hill regarding the water system and fire protection. The proposed lots are not located in a flood zone. Preliminary street addresses were discussed.

Bill Gulbrandsen, Fire Services, arrived at 2:20 PM.

Setbacks were discussed. Emergency services accessibility was discussed. A possible secondary emergency access was discussed. The applicant was asked to meet with Fire Services regarding these issues. The proposed entrance will be widened to consist of 2 lanes and a median, with a landscaped divided entrance. The proposed house on the property will have its own well and septic system. Another home will be provided in the back of the property for security personnel. There will be two pools provided for use by the residents. The development entrance will be gated and manned. Engineering comments were discussed and consisted of the following: land use and zoning information, traffic study, internal road widths, flood plain and wetland information, environmental assessment, property description, and fire protection. The required master plan submittal information was discussed. Mr. Parrett requested a copy of the traffic study. Road design and typical cross-sections were discussed.

Mr. Gulbrandsen excused himself at 2:50 PM.

Mr. Ginn moved to table this project until the February 28, 2005 meeting in order for all requested additional information to be reviewed, and all comments to be addressed. Mrs. Keenum seconded the motion and the motion carried.

Skip Lukert, Building Official, arrived at 2:55 PM.

Power Corporation RPUD – Master Plan Approval

Troy Locklin and Bob Farner, Farner Barley and Associates, Inc., Greg Beliveau, Land Planning Group, Inc., Steve Richey, legal representative, and Jim Tackett, project agent, were all present and requesting a master plan approval to develop a 700-unit subdivision. Staff comments were discussed and consisted of the following: anticipated road right-of-way width, condominium association, easement width, open space percentage, recreation areas, master association, water and sewer facilities, overall density, screening requirements, street names, and secondary emergency access. Engineering comments were discussed and consisted of the following: road frontage, traffic study, water and wastewater facilities, post development flood line, setbacks, interior access roads, right-of-way dedication for CR 114, land use and zoning for surrounding properties, sinkholes, transitional blended use, and master plan submittal requirements. Mr. Parrett requested a copy of the traffic study. The total acreage for the project is 99 acres with nine acres consisting of a lake. Traffic issues were discussed.

Mr. Ginn moved to approve the master plan approval, subject to all comments being addressed, and contingent upon his review. Mr. Hunter seconded the motion and the motion carried.

SECO Substation @ Wildwood – Major Development – Preliminary Review

Chuck Hiott, Farner Barley and Associates, Inc., was present and requesting preliminary approval to construct a 378 square foot building for the purpose of enclosing switchgear. Engineering comments were discussed and consisted of the following: intended use, maximum building height, tree types, landscape plan, landscape buffer, and setbacks. Mr. Burris inquired about the suppression system. Staff comments were discussed and consisted of the following: landscape plan, survey management plan for endangered species, and a clearance letter from the Division of Historical Resources.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on the revised plans. Mr. Ginn seconded the motion and the motion carried.

VOS: Lake Sumter Landing – Final Plat Review

This project was pulled from the agenda at the applicant's request.

VOS: Unit 127 – Major Development – Engineering Review

Richard Busche, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 300-unit subdivision. There were no comments from the engineer.

Mr. Springstead moved to approve the engineering plans. Mr. Helms seconded the motion and the motion carried.

Bob Evans Adjacent To The Villages Financial Center – Major Development – Preliminary and Engineering Review

Richard Busche, Kimley-Horn and Associates, Inc., and a representative from Bob Evans Restaurants, were present and requesting preliminary and engineering approval to construct a 5,645 square foot building to be used as a restaurant facility. Staff comments were discussed and consisted of the following: on-site signs, delivery zones, exterior lighting, parking spaces, buffer blocks, driveway connection variance request, access points, radius waiver request, dumpster enclosure, and fire hydrant location. Engineering comments were discussed and included the following: the reference to Marion County on the plans needs to be changed to Sumter County and include Sumter County Road Department on the plans also.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

Open Bible Evangelical Lutheran Church – Conceptual Review/Special Use Permit

There was still no one present for this project review.

Mr. Helms moved to table this project to the February 28, 2005 meeting. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for February 28, 2005.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. Meeting adjourned at 3:40 PM.